



54 Rugby Road
Dunchurch | Warwickshire | CV22 6PP

FINE & COUNTRY

54 RUGBY ROAD



An Enchanting Grade II Listed Terrace Cottage with Timeless Appeal and Contemporary Comforts in the popular village of Dunchurch, Rugby with no onward chain.



KEY FEATURES

A Place Where Heritage Meets Harmony

Tucked away on the edge of the historic village of Dunchurch one of Warwickshire's most desirable villages this Grade II listed cottage is a rare gem effortlessly blending centuries old character with thoughtful high quality modern additions.

Set back from the road and framed by clipped topiary and a gravelled pathway the property immediately captures the imagination. A distinctive vestibule style entrance with built in benches offers a charming welcome an echo of the home's rich past.

Interiors that Invite and Inspire

Step inside, and you're greeted by an atmosphere that is at once warm, refined, and full of personality. The front dining room, with its beamed ceiling and log burning stove is the perfect spot for intimate dinners or relaxed Sunday roasts.

A few steps up the main sitting room offers another log burner, original detailing, and a natural sense of cosiness ideal for unwinding after a walk through the nearby countryside.

At the rear, a spectacular oak framed garden room steals the show. Vaulted ceilings, exposed beams, and French doors fill the space with light and offer sweeping views of the pretty enclosed rear garden. Whether used as a second lounge, reading space or tranquil home office this is a space that adapts beautifully to modern life.

Also on the ground floor is a stylish and fully modernised shower room offering day to day convenience without compromising the property's character.

A Kitchen with Heart

The well fitted kitchen offers generous storage, ample workspace, and room for a breakfast table. It's a space designed for both practicality and charm with direct access to the rear garden for easy al fresco dining. A pretty open porch off the rear door provides useful cover when looking for your keys or kicking your boots off after a lovely walk.



















Upstairs: Calm, Comfort and Versatility

The principal bedroom is a serene retreat enhanced by an elegant private ensuite bathroom. The second bedroom includes handy built in storage while the third provides ideal space for a guest bedroom, nursery or study.

A separate guest WC is accessed from the landing adding flexibility for family life or entertaining.







Outside: A Garden Sanctuary

The rear garden is a beautifully curated outdoor space thoughtfully designed with a stone patio, lawn area and mature borders that provide year round interest. Perfect for morning coffee, quiet evenings or hosting friends and family.

At the rear, a private garage and driveway provide parking and storage and are accessed via a private drive. The property also benefits from being part of a well-kept tight knit residents' association. Offered with no onward chain this is a home to fall in love with and one that seldom comes to market.







THE LOCATION

A Village Rich in History, Character, and Community

Set amidst the rolling Warwickshire countryside, Dunchurch is a village that beautifully blends rural charm with refined living. Steeped in over 800 years of history, its picture postcard streets and Georgian architecture provide a striking backdrop for everyday life. It's no wonder Dunchurch is regarded as one of the most desirable villages in the region.

Historically significant and famously linked to the Gunpowder Plot of 1605 Dunchurch was once a bustling coaching stop for travellers enroute from London to Holyhead. Its character has endured but today the village offers an enviable mix of tradition and modern convenience making it ideal for families, professionals, and downsizers alike.

Just a short walk from the property you'll find a selection of independent shops, a well regarded primary school and a range of amenities including a pharmacy, post office, library, and doctor's surgery. The village boasts several excellent pubs and eateries perfect for everything from lazy Sunday lunches to summer drinks with friends.

For those with children, Bilton Grange Preparatory School is just a five minute walk away down a leafy lane. It's one of the UK's most prestigious day and boarding schools for ages 4 to 13. Older students are equally well served by nearby grammar schools, top rated state schools and the world renowned Rugby School all within easy reach.

Commuters will appreciate Dunchurch's superb transport connections. The M1, M6, M45, and A45 are all within close proximity, providing fast routes to Birmingham, Coventry, Leicester, Warwick and Northampton. Meanwhile Rugby railway station is less than four miles away and offers direct trains to London Euston in under 50 minutes placing the capital within easy reach for business or leisure.

Outdoor enthusiasts will love being on the doorstep of Draycote Water, a 650 acre reservoir and country park offering walking, sailing, windsurfing, fly fishing and bird watching. For golfers, an 18 hole course lies just a few minutes away near the village of Thurlaston and within a 40-minute drive you can find yourself in the heart of the Cotswolds or exploring the cultural riches of Stratford-upon-Avon.

Birmingham International Airport is just 22 miles away making national and international travel refreshingly easy.





INFORMATION

Services, Utilities & Property Information

Tenure – Freehold.

EPC Rating – Exempt

Council Tax Band – E.

Local Authority – Rugby Borough Council.

Property Construction – Standard - brick and tile.

Electricity Supply – Mains.

Water Supply – Mains.

Drainage & Sewerage – Private sewage treatment plant. There will be maintenance costs involved – please speak to the agent for more information.

Heating – Gas central heating.

Broadband – FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Single garage and off-road parking for 2 cars.

Management Company - There is a monthly contribution of £50 to the resident's association (£600 per annum) for the management and maintenance of the private access road to the rear and shared private sewage treatment plant. Please speak to the agent for more information.

Special Notes – Grade II listed. There are restrictive covenants on the property. Please speak to the agent for more information.

Directions

Postcode: CV22 6PP / <https://what3words:///digit.theme.draw>

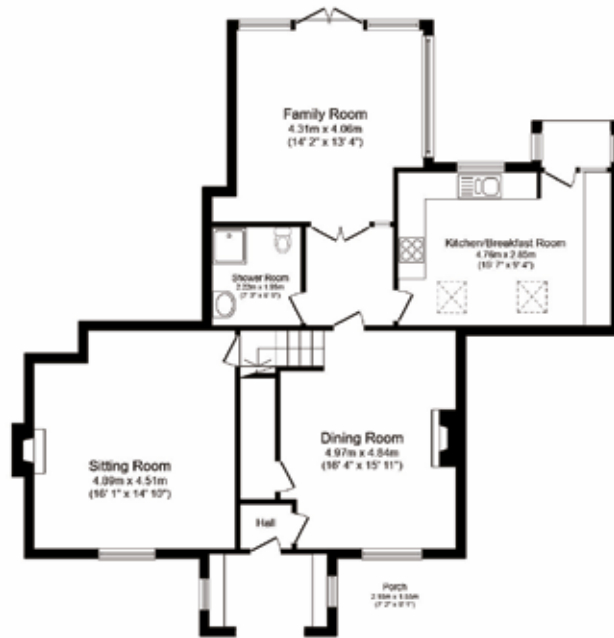
Viewing Arrangements

Strictly via the vendors sole agents Elizabeth Teasdale 07811 121363 & Nicola Loraine 07976453573

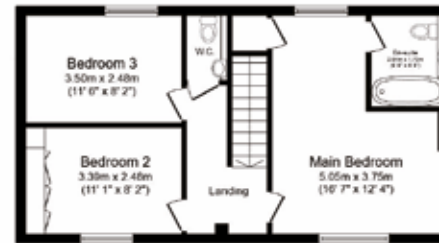
Website

For more information visit www.fineandcountry.co.uk/rugby-estate-agents.

Rugby Road, Dunchurch, Rugby, CV22 6PP



Ground Floor
 Floor area 95.7 sq.m. (1,030 sq.ft.)



First Floor
 Floor area 46.2 sq.m. (497 sq.ft.)



Garage
 Floor area 21.3 sq.m. (230 sq.ft.)

Total floor area: 163.3 sq.m. (1,757 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



LIZ & NICOLA PARTNER AGENTS

Fine & Country Rugby

Liz: +44 (0)7811 121363 | Nicola: +44 (0)7976 453573

email: lizandnicola@fineandcountry.com

Nicola & Liz have collectively worked at Fine & Country for 30 years. During this time they have experienced a high level of repeat business with many previous clients coming back to them who have been impressed by their exceptional service standards, knowledge and integrity. They are fully qualified in Estate Agency and excelled in the NFOPP exams. Throughout their time at Fine & Country they have received several Sales and Marketing awards.

Between them they have also achieved a B.A in Hotel Management and Banking Qualifications. With previous careers in International Banking and International Hotel Management they are well travelled with their careers having taken them to London, Birmingham, Glasgow, Edinburgh, Bristol, Dusseldorf, and the Middle East. They are adept at moving home and offer a great deal of empathy and support to their clients throughout the sale.

They offer a bespoke marketing strategy to all their clients. Both are excellent negotiators and will always ensure that offers reach their full potential. Nicola & Liz live in Rugby with their husbands and children and have a wealth of knowledge of the local area.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Rugby
5 Regent Street, Rugby, Warwickshire CV21 2PE
Liz: +44 (0)7811 121363 | Nicola: +44 (0)7976 453573 | lizandnicola@fineandcountry.com

